




ACOLANDR@aol.com
10/12/2008 08:39 PM

To mayorcouncil@rockvillemd.gov
cc twinbrookpres@yahoo.com
bcc

Subject Twinbrook Plan

History:  This message has been replied to.

Hello,

My name is Anna Colandreo and I live at 613 McIntyre Road, Rockville, MD 20851-2517.

My husband and I are original owners of our home in the Addition to Twinbrook Forest area, and have lived here almost 50 years. We have made many changes and additions to our property, and love our neighborhood. We are very worried about what the new plan for Twinbrook will do to the value of our property and the neighborhood in general.

We are both unable to attend the meeting on October 13, 2008 at City Hall, however, we do wish that our voices are heard.

We have read all of the Twinbrook's Citizens Association's (TCA) recommendation for Twinbrook, and strongly agree with each recommendation. In the past, I have also written my thoughts, and recommendations to the Planning Board, and have received updates on the master plan, so we are not totally unaware of what is going to happen.

In my neighborhood, we still have many original homeowners, and we have enjoyed living here. We do not want to have to move, and have made many changes to our home to make it continually accessible to both of us. We were in our twenties when we first moved here, and are now both in our seventies, however, we are still active, and our house is perfect for us. All of our children (8 of them) went to the schools here, in our neighborhood, and when they come to visit, they tell us they are coming home. We don't want this to change except for the better.

We love being able to go to the shopping center, and use the CVS to get all of prescriptions, and other needs. We also go to the Safeway for our groceries. It is so convenient for us to be able to go just a few blocks to get what we need. I do believe the shopping center needs updating, but do not wish to see it done in a way that will bring a lot more traffic in our area, or more density.

I am very fearful that our area may turn into another low income housing area, and that would really be a big mistake. We began to fight the boarding house syndrome, and were able to stop this from getting out of control. Our neighborhood is well kept and we all take pride in our property. If you want to know what pride looks like, take a drive through ours, and the surrounding blocks. We do not need anything to make our living here better except for the ability to get out of our neighborhood. Traffic is already so bad that it is dangerous for us to get to where we must go. Additional traffic, will make it impossible.

Please listen to our TCA recommendation. This is exactly what we need to make our neighborhood better. If you wish to do the things you recommend, THAN PUT THEM INTO AFFECT WHERE YOU LIVE NOT WHERE WE LIVE. You are elected officials, and are supposed to listen to YOUR PEOPLE, WELL, WE ARE YOUR PEOPLE. Why must you come here and do these things that do nothing for those of us who have lived here for years, and have been model citizens. WE DO NOT WANT ANYTHING DONE IN OUR NEIGHBORHOOD THAT WILL REDUCE OUR PROPERTY VALUE, NOR WHICH WILL CAUSE OUR TRANQUIL LIVING TO CHANGE IN ANY WAY EXCEPT TO MAKE IT BETTER. WE ESPECIALLY DO NOT WANT ANY MORE HOC, OR LOW INCOME HOUSING IN THE AREA. WE ALREADY HAVE ENOUGH.


We live near Broome Jr High, and anything that is done there will have a direct impact on our home, so we are very concerned about what is going to be done there. A library there, would be wonderful, and a



mahyar@att.net
10/12/2008 09:46 PM

To <mayorcouncil@rockvillemd.gov>,
<shoffmann@rockvillemd.gov>,
<jbritton@rockvillemd.gov>,
cc jefflinn@uniformcity.com, "Pat Collins"
<pcollins@lifeuniform.com> (2003-Jeff LINN),
naomi_talisman@verizon.net, "Talisman Associates"
bcc

Subject Zoning Heights - Veirs Mill & Twinbrook Area

History:  This message has been replied to.

Dear Mayor and council:

Please see below some additional important facts which need to be taken into consideration.

Subject

Re-zoning and allowable height for the Veirs Mill and Twinbrook cross street/section area.

Allowable Height

The allowable height directly impacts development incentives for any investor/developer. As a basic directive for constructing a nice and desirable mid-rise building, a minimum height of 12 feet per floor is required. Therefore the more height the zoning allows, the more lucrative it would become for any investor/developer to pursue a development project in subject location.

Key Factor

A key factor to convince the current property owners to agree to collectively sell to an investor for any new development is the purchase price.

For an investor to get an acceptable return on investment, the project size is critical. A larger project size would usually provide a better return on investment. Typically selling three floors of a newly built condominium units on a small lot similar to the subject location would cover the cost of the: (i) lot purchase, (ii) demolition of existing building, (iii) foundation preparatory work, and (iv) building (mixed use) construction. The investor/developer could just break even by selling only the condominium units on three floors. The return on investment could mostly be realized if the project allows more floors for development.

Incentives

If the government wants to provide the proper incentives, the revised zoning should allow at least seven floors which would means a minimum of 72 feet. Any lower than this would eradicate any future development.

Other Concerning Issues

It is important to highlight that the construction cost of any underground floor/level(for parking or other usage) would be equivalent to two floors above ground. Therefore, although the idea of mixed use is great, the numbers have to justify the development plan and the project design with a special emphasis on the size and usage type focusing on business/residence parking and garden requirements.

Regards,
Mahyar
Twinbrook Mart Condo Association Member & Unit Owner
Structural Engineer and Investor
703-403-3988

----- Original message from "Talisman Associates" <talism@verizon.net>: -----

October 10, 2008

Dear Mayor and council:

As we come to discuss zoning heights again, I would like to reiterate my objections. Anything below our current height of 75 feet greatly reduces the shopping center's potential for development. Our shopping center is very small and a greater height would be much more attractive to developers as they would have the opportunity go up to seventy percent more space. Many of the owners of the shopping center, myself included, have been invested in our property for over 20 years and it would be extremely unfair of the city to devalue the property through zoning and putting strict limits on any future redevelopment.

The shopping center is on a major highway and we pay substantial taxes because of our location. If the city should move to restrict our zoning height it would mean that the city is not interested in using our tax dollars to improve our area. The owners plan to stay for a long time to come and so, we have the best interests of our community in mind. We believe that a redevelopment can be attractive and of high quality, no matter what the height. We plan to guard our interests and want to maintain the ability to plan a shopping center that would add value to the community.

These are extremely trying financial times. We are doing our best to provide for our community. It is of concern that after the hours of meetings and recommendations by professionals, we still cannot be assured that a positive decision about our investment and our future will be respected. The zoning height is the one thing that could dramatically devalue our investment. We are not interested in redevelopment now or even in the near future. We do insist that the zoning height gives us leverage strength over future development. Unlike most shopping centers we are a condominium of small business owners and this property is our major asset.


Sincerely,
Naomi Belkin
President, Twinbrook Mart Condo Association
naomi_talisman@verizon.net



pogand@comcast.net
10/13/2008 09:12 AM

To mayorcouncil@rockvillemd.gov
cc twinbrookpres@yahoo.com
bcc

Subject Twinbrook Neighborhood Plan

History:  This message has been replied to.

Dear Mayor Hoffman and members of the Rockville City Council,

My husband and I want you to know that we are opposed to the proposed neighborhood plan for Twinbrook. We attended the planning meetings held during the process; we were opposed then, and remain so. We are concerned that the city planners seem intent on changing a successful neighborhood simply for change sake. We are not in need of mixed-use development such as the ones that sit unoccupied in Rockville city center. Our neighborhood does not have medium and high-rise buildings; the planners seem intent on dwarfing our modest and lovely area with unwanted development. Where are the highway plans, traffic control, parking, for the density of traffic this plan will bring? Where are the plans for our convenient, popular library, a very important place in our community? How has the impact on local schools been taken into consideration?

We have lived in Rockville since 1976, and in Twinbrook since 1990. We have endured the effects of city planning on city center Rockville, which has struggled to be successful and even faces an uncertain outcome.

In these precarious economic times to inflict unnecessary and unwanted development on one of Rockville's modest and successful neighborhoods is not in our best interest.. The Twinbrook area is home to a wide mix of multi-cultural, working class people, who successfully pursue their lives without interest in the upscale mixed-use development that now marks Congressional and city center Rockville.

Please attend to the desires of the citizens of our neighborhood as you consider the proposed plans for Twinbrook. Thank you for your time.

Sincerely, Daria and Andrew Pogan



welv2run@comcast.net
10/13/2008 10:58 AM

To mayorcouncil@rockvillemd.gov
cc
bcc
Subject Testimony on Twinbrook Neighborhood Plan

Dear Mayor Hoffmann and Council members:

As a dedicated member of the Twinbrook Neighborhood Planning Advisory Group, I am sad to note the apparent success of a few vocal opponents have had in attempting to dismiss the work the planning group spent more than 2 years doing on behalf of our neighborhood.

The Twinbrook plan before you is the result of long hours of debate and discussion by the very people who will be served by the plan. The process was collaborative and, at times, contentious, as group members expressed their thoughts and feelings about the many issues we needed to address. I must tell you that I was very pleased to participate in a process that was open, and even in dissention, respectful. We came to these many meetings (two meetings per month, for more than a year – a major sacrifice for this mother of 4!) determined to do our very best for our neighborhood.

The task of developing a 25-year plan for a neighborhood in flux was, indeed, ambitious. I heard many comments during the hearings that perhaps a 5-year plan would have been more appropriate. Perhaps that is true. However, that was not the mission with which the planning group was tasked.

Indeed, Twinbrook is a much different place than when I moved here in 1994. Many things have changed the face of Twinbrook, increasing the urbanization of a suburban neighborhood. Development of the nearby Town Center and the upcoming Twinbrook Commons project are evidence of these changes, as are the increase in traffic and pedestrian accidents, greater racial diversity, and an aging population of original owners whose needs must be considered. The draft Twinbrook Plan presented to the Mayor and Council has achieved a balance that is perhaps more difficult in our neighborhood than in others in Rockville. This plan acknowledges our place in the City of Rockville, recognizes our changing environment, and sets reasonable goals to preserve our neighborhood "feel."

We love our parks and other city services. We recognize that our older neighbors need senior services that are closer to where they live. We understand that our middle school students are old enough to stay by themselves but vulnerable enough to need oversight and activities.

Development, both here in Twinbrook and in nearby areas, and the traffic increases that accompany development presents a significant challenge to our neighborhood. Twinbrook is bordered by some of the busiest roads in Rockville including First Street/Norbeck Road, Viers Mill, and Twinbrook Parkway. Baltimore Road is a significant source of cut-through traffic, and carries many more cars than it was ever built to manage. Recent increases in criminal activity (including stabbings at the supermarket!) remind us that Twinbrook is not really a small town, but an urbanizing area. Increased housing prices 2 years ago drove away our public servants, increased over-crowding and encouraged out-size renovations of existing properties. Now, about half of the homes for sale in our neighborhood represent foreclosing properties, depressing property values throughout Twinbrook. Yet, even with these changes, housing in Rockville remains out of reach for many.

The Twinbrook Neighborhood Planning Advisory Group painstakingly addressed many of these issues, and many more, in our draft plan. I would encourage the Mayor and Council to take another look at our plan, and approve it. Any plan offers something to complain about. But no one can deny that the draft plan was developed by neighbors, recognizes that we are living in the 21st century, set goals and priorities to protect and preserve the neighborhood, and establishes a vision of the place we want to live.

Let me also express my gratitude to the Planning Board in their strengthening of our recommendations regarding Broome Building on Twinbrook Parkway. I have heard utter dismay from many members of our community that the County provides substance abuse treatment, ex-offender services and other related programs in this building, sitting directly next to the elementary school our children attend. The very nature of the services provided means that clients with a variety of difficult to manage conditions are a daily presence in the school community. We greatly appreciate the support of the Planning Board in making a strong statement about the need to move these programs to a more appropriate location.

Please do not allow the perfect to be the enemy of the good. Twinbrook needs this plan to be approved, so that we may all move forward, working together to make sure this neighborhood remains a place we love to live.

Thank you very much.

Regards,
Denise Fredericks
TNPAG member



Brenda Bean/RKV
10/13/2008 02:03 PM

To
cc
bcc
Subject Fw: Twinbrook Neighborhood Plan Comments

EXHIBIT NO. 11
Twinbrook Neighborhood Plan
Public Hearing: 10/13/08

Name:

Tony Treston

Address:

Denham Road

Phone:

E-mail:

trezzo@lycos.com

Comments:

The draft plan which is nominated for approval includes the following description:

"The Burgundy Shopping Center is a small neighborhood convenience center located at the intersection of Baltimore Road and First Street on the western boundary of the area. The 1.94-acre site is zoned C-1 Local Commercial, which is intended to allow smallscale, neighborhood oriented, goods and services." (p22/127 of the on-line red-lined version)

"This Plan recommends zoning changes for the ... existing commercial and industrial areas." (p24/127) According to the Table provided, this is to include approximately 15 dwelling units.

Specific language regarding Burgandy Village in the draft plan states:

"Promote the physical improvement of the Burgundy Center.

- Recommended land use: mixed-use neighborhood convenience center, with limited residential and a variety of stores, professional offices and restaurants to serve the neighborhood.
- Residential units should only be located on the upper floors.

- Recommended zone MXC. Amend MXC zone to allow Dwellings, multiple-unit as a Conditional Use." (p42/127)

and:

"This Plan therefore recommends that the City explore ways to promote the physical improvement of the Burgundy Center. If the Center should redevelop it should do so as a mixed-use neighborhood convenience center, with limited residential on the upper floors, and a variety of stores, professional offices and restaurants to serve the neighborhood. The MXC zoning should be applied, amended to allow Dwellings, multiple-unit as a Conditional Use." (p44/127)

This change is in direct contradiction to the October 2006 TNP, the Planning Commission meeting early 2007, and all comments received at community mtgs and posted on-line. In other words, there is **no** apparent support for this change, other than a general feeling that there should be more housing in the Twinbrook area. Burgandy Center is already a problem for traffic and loitering, and has been the site of a number of recent violent crimes. In the absence of any reasoned argument in the City's documentation why this change has to take place, this red-lined change should be reversed back to the original version if the plan is to be approved.

Do you live in Twinbrook?:

Yes

Do you work in Twinbrook?:

No

EXHIBIT NO. 12
Twinbrook Neighborhood Plan
Public Hearing: 10/13/08

Brenda Bean/RKV
10/13/2008 02:03 PM

To
cc
bcc
Subject Fw: Twinbrook Neighborhood Plan Comments



**webadministrator@rockvil
lemd.gov**
08/31/2008 11:17 AM

To awallas@rockvillemd.gov
cc
Subject Twinbrook Neighborhood Plan Comments

Name: sherry Harris
Address: 12804 atlantic ave Rockville md 20851
Phone: 301-770-3629
E-mail: Bratpak321@yahoo.com
Comments: I think the new ideas for Twinbrook Center is great and wish they would approve it and start on it right away! I have lived in TB for over 20yrs and I think this is the smartest thing suggested.
Do you live in Twinbrook?: Yes
Do you work in Twinbrook?: No



Yann Henrotte
<yhenrotte@yahoo.com>

10/13/2008 04:29 PM

To mayorcouncil@rockvillemd.gov

cc twinbrookpres@yahoo.com

bcc

Subject Twinbrook Neighborhood Plan Public Hearing

History:

📧 This message has been replied to.

I cannot attend the meeting tonight but as a resident of the Twinbrook neighborhood I would like to pass on to the Mayor and the Council my following concerns regarding the Twinbrook Neighborhood Plan:

- 1) The approved heights on the Veirs Mill commercial areas that are almost twice as tall as permitted for houses.
- 2) The intention to add zones in this plan that do not match what you are doing in the rest of the city.
- 3) The impression given that you will extend the use of eminent domain to seize properties to the ultimate benefit of developers and private entities.
- 4) The lack of vision regarding the Broome Middle School parcel and the intent to use this community land for an entirely different purpose.
- 5) The possibility that you are intending to impose more regulations on what we can do with our homes.
- 6) The intend of using mixed use zoning to add residential units in commercial areas which had a devastating effect on other part of the county.
- 7) The lack of realistic studies on the impact of 1,300 cars garage in the Veirs Mill Commercial area and that no study is required by the plan.
- 8) The lack of comparative studies between the old and new zoning.
- 9) The lack of strong language in the plan to keep Twinbrook library open.
- 10) The impact on our schools with 1,595 new apartments to be built at the Twinbrook metro station.
- 11) The impact of all the new car traffic generated by the new residents and business ventures on already extremely congested roads.
- 12) The lack of real expansion plan for existing schools.
- 13) The fact that the Planning Commission didn't follow through on its promise to hold design workshop for the Veirs Mills Road areas.
- 14) The fact that no real notice has been given to property owners of the possible impact of the plan on property values.
- 15) The possible impact of the plan on independent neighborhood businesses who may be forced out by rezoning and higher prices.
- 16) The intend to have a bus depot in Twinbrook.

Respectfully,

Yann Henrotte
623 Marcia Lane